

STAFF REPORT

February 7, 2002

No. 02SV003 - Variance to Subdivision Regulations to waive the requirement to install curb, sidewalk, street light, dry sewer, and water

ITEM 24

GENERAL INFORMATION:

PETITIONER	Michael Hanson for Patrick Hall
REQUEST	No. 02SV003 - Variance to Subdivision Regulations to waive the requirement to install curb, sidewalk, street light, dry sewer, and water
EXISTING LEGAL DESCRIPTION	Lots 23, 24, and 34 of Ridge Park Subdivision #4 located in NW1/4 NE 1/4 of Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 23R of Ridge Park Subdivision #4 (formerly Lots 23, 24 and 34 of Ridge Park Subdivision #4) located in NW1/4 NE1/4 of Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.23 acres
LOCATION	Northeast corner of the intersection of Flormann Street and Hyland Drive
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District (PRD)
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	01/11/2002
REPORT BY	Lisa Seaman

RECOMMENDATION:

Staff recommends that the Variance to Subdivision Regulations to waive the requirement to install curb, sidewalk, street light, dry sewer be approved with the stipulation that the applicant sign a waiver of right to protest an assessment district for Lot 23R.

GENERAL COMMENTS: This Subdivision Variance request has been submitted to waive the

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required subdivision improvements identified in the associated Preliminary and Final Plat (see staff report for #02PL004). The Preliminary and Final Plat proposes to combine three existing lots into one lot. The subject property is located at the intersection of Flormann Street and Hyland Drive and is void of any structural development. Flormann Drive is a paved road with curb and gutter and street lights. However, no sidewalks have ever been constructed along Flormann Drive. The surrounding properties, as well as the subject property, will be served by the sewer and water that is located in the Flormann Street right of way. Hyland Drive is currently a gravel road with a six inch water main located within its right of way. The proposed plat triggers the requirement to complete subdivision improvements including paving, the installation of sidewalks, sewer, street light conduit and curb and gutter along the Hyland Drive frontage and sidewalk along the Flormann Street frontage.

STAFF REVIEW: Staff has reviewed this proposed Subdivision Variance request and is recommending approval with the stipulation that the applicant sign a waiver of right to protest an assessment district for the required subdivision improvements including paving, sidewalks, sewer, street light conduit and curb and gutter for Lot 23R. In the past, the Planning Commission and the City Council have supported variances to waive the required subdivision improvements when the proposed plat decreases the density of a development by combining lots. In this case, the applicant is proposing to reduce the number of buildable lots from three to one lot. Staff anticipates that by combining three lots into one the potential traffic and drainage volume within the subdivision will decrease. In addition, the subject property as well as the surrounding properties will be served by existing water and sewer lines located in Flormann Street.